



Moderate Income Housing Unit Program

MAKING HOUSING DREAMS COME TRUE



WHAT IS MIHU...

MIHU IS...

A law that requires a portion of newly constructed houses and apartments be made affordable for income eligible residents. This is done by reducing the cost of homes for sale in participating communities and reducing the rent in participating apartment communities



MIHU Program Information

Why are MIHU's Required in Howard Co?

IT IS THE LAW in Howard County and it is intended to provide a level of affordability to moderate income individuals and families.

To help bridge the "affordability gap"

To integrate affordable housing opportunities throughout the county

How is “Moderate Income” for HOMEOWNERSHIP defined?

A “household of moderate income” is one whose household income does not exceed 80% of the Howard County median income for household size

EXAMPLE

Howard County **MEDIAN** Income:

4 Person Household is \$115,576

Howard County **MODERATE** Income:

4 Person Household is \$92,461



Income Eligibility Requirements for **HOMEOWNERSHIP**

Household Size	Maximum Permitted Income (Effective January 1, 2021)	
	HOMEOWNERSHIP	Rent
1	\$65,929	\$49,447
2	\$74,347	\$56,510
3	\$84,766	\$63,574
4	\$94,184	\$70,638
5	\$101,719	\$76,289
6	\$109,253	\$81,940
7	\$116,788	\$87,591
8+	\$124,323	\$93,242

What types of homes are available for Homeownership?

- ❑ 2 and 3 bedroom Condominiums
- ❑ 3 and 4 bedroom Townhouses



MIHU HOMEOWNERSHIP Process

MIHU Purchase Process Overview

- ❑ Applications are accepted during open enrollment periods
- ❑ **Mortgage ready** candidates that qualify to purchase featured homes will be selected from the MIHU database for lottery opportunities as units become available
- ❑ Selected candidates will view the property
- ❑ Those interested in moving forward will be included in individual lottery drawings
- ❑ 1 Winner (and 1 Alternate) will be selected for the opportunity to purchase homes

MIHU Purchase Process

NEXT STEPS

- ❑ The MIHU Winner attends a one-on-one briefing to discuss:
 - ❑ MIHU Overview and resale process
 - ❑ Mortgage process
 - ❑ Settlement and Downpayment Assistance eligibility
 - ❑ Next steps and Questions
- ❑ MIHU winner signs the sales contract
- ❑ MIHU winner selects an approved lender and initiates the mortgage process
- ❑ When the loan is approved, settlement occurs and the MIHU candidate becomes a MIHU homeowner

MIHU

Homeowner Responsibilities and Expectations

- ❑ You must live in the MIHU as your primary residence
- ❑ The MIHU home must NEVER be rented
- ❑ You must abide by HOA or Condo Association regulations and bi-laws
- ❑ You are responsible for HOA or Condo fees
- ❑ You are responsible for maintenance, repairs and upkeep
- ❑ The home must be sold through the MIHU re-sale process (*explained during the information briefing*)

What Happens when I decide to sell??

- The County will calculate the new MIHU sales price
- The County will select mortgage eligible candidates from the database for the opportunity to purchase your home
- An Open House will be held
- All candidates interested in purchasing your home will be included in a lottery
- A winner and an alternate will be selected
- The selected candidate will obtain mortgage financing and complete the process of purchasing your home

What can I expect when I decide to sell my MIHU home:

Like market rate homeowners selling their homes....

- ▶ You are subject to receive 100% of proceeds (if any) if sold through the MIHU program
- ▶ You will be required to make all payments on your home until it is sold:
 - ❖ Mortgage
 - ❖ HOA/Condo fees
 - ❖ Utilities
- ▶ It is suggested that you ensure your home is visibly pleasing
- ▶ You may be required to make repairs based on the purchasers' home inspection

Current or Future HOMEOWNERSHIP Opportunities

- ❑ Delacour at Blue Stream (Elkridge)
- ❑ Oxford Square/Trotters Knoll (Hanover)
- ❑ Paddock Pointe (Laurel)
- ❑ Oxford Square/ The Yards (Hanover)
- ❑ MIHU Resales (as they become available)



MISCELLANEOUS INFORMATION

- ❑ ONLY complete applications will be accepted
- ❑ Because units become available based on the builders' timelines, we are unable to anticipate when and where homes will become available
- ❑ Due to the award process, homes are awarded in the order that they are received into the program
- ❑ On average, approximately 40 units are awarded per year
- ❑ Settlement and Downpayment assistance of **UP TO \$25,000** is available for first time home buyers

TIPS AND REQUESTS

- ❑ Keep Contact Information up to date
- ❑ Keep income, employment, household size, debts and credit information up to date
- ❑ Notify us if you wish to have your information removed from the database
- ❑ Initiate conversations with your landlord about breaking the lease NOW
- ❑ Tell a family member, Tell a friend, Tell a co-worker, Tell your employer

Where and How do I apply?

- ❑ Download applications or submit applications on line at the link below:

www.howardcountymd.gov/MIHU_openenrollment

- ❑ Mail applications to:

Howard County Department of Housing and Community Development
9820 Patuxent Woods Drive, Suite 224,
Columbia, MD 21046

**FOR OCTOBER OPEN ENROLLMENT APPLICATIONS WILL ONLY
BE ACCEPTED BY MAIL OR ELECTRONIC SUBMISSION**

FOR MORE INFO:

Call (410) 313-6318 Option 2 or visit us online at: www.howardcountymd.gov or see FAQ's